

**FORECLOSED PROPERTY SALE
TOWN OF HAMPDEN, ME**

The Town of Hampden is accepting sealed bids for a foreclosed property at 114 Old County Road in Hampden, ME. The property contains approx. 9 acres of land with building(s). Information on this bid is available on the Town website at www.hampdenmaine.gov or by calling the Town Manager at 862-3034. A minimum bid of \$6,650 is required and will be used to cover all outstanding taxes, costs and interest on the parcel.

Sealed bids clearly marked **FORECLOSED PROPERTY SALE; 114 Old County Road** must be submitted by Thursday, May 17th, 2018 at 10 a.m. to the Hampden Town Office, 106 Western Avenue, Hampden, ME 04444 and must contain a certified check in the amount of 10% of the bid. Bids will be publicly opened at that time. The winning bidder shall have 30 days from award of the bid to complete the sale.

The Hampden Town Council will award the bid as part of its regular meeting on Monday, May 21st, 2018 at 7 p.m.

**FORECLOSED PROPERTY SALE
TOWN OF HAMPDEN, ME**

**Bid Specifications
LOT & LOCATION**

The Town of Hampden is accepting sealed bids for a foreclosed property at 114 Old County Road in Hampden, Maine. The property is located at 114 Old County Road, identified as Map 10, Lot 15, and real estate tax account #1369. The property contains approx. 9 acres of land with building(s) and contents.

A copy of the property card that lists acreage and assessments is attached to this notice. Information on this bid is available on the Town website at www.hampdenmaine.gov or by calling the Town Manager at 862-3034. Tax maps showing location of the lot may be viewed at the Hampden Town Office Monday through Thursday between 7:30 am and 6:00 pm., or www.hampdenmaine.gov

BIDDER'S INSTRUCTIONS

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The winning bidder shall have 30 days from award of the bid to complete the sale. Failure to do so will result in forfeiture of the 10% deposit. In case of default, Town retains the right to negotiate with remaining bidders for sale of the lot.

MINIMUM BID

Minimum bid for this property is \$6,650.

OTHER INFORMATION

The Town of Hampden retains the right to accept or reject any and all bids.

The Town shall issue a quitclaim deed without covenants to the successful bidder. It will be the bidder's responsibility to obtain warranty title to the property. Proceeds from the sale of the lot shall be used to clear all outstanding taxes, interest, and costs for the parcel. Properties will be sold with the property taxes cleared through June 30, 2018.

**Bid Sheet:
114 Old County Road
Hampden, Maine 04444**

NAME: _____

ADDRESS: _____

ADDRESS: _____

PHONE NUMBER: _____

BID: _____

AMOUNT OF CERTIFIED CHECK: _____

CHECK NUMBER: _____

Map Lot 10-0-015

Account 1369

Location 114 OLD COUNTY RD

Card 1 Of 1 4/10/2018

DOLAN, PAUL E

P O BOX 186
BANGOR ME 04402
B10980P131 B13460P1 B2437P235 B7181P140

Previous Owner
JANSON, CHARLOTTE OLEARY
c/o PAUL E. DOLAN
P O BOX 186
BANGOR ME 04402 0186
Sale Date: 2/11/2014

Property Data

Neighborhood	1 Residential A	
Tree Growth Year	0	
X Coordinate	0	
Y Coordinate	0	
Zone/Land Use	11 Residential A	
Secondary Zone		
Topography	1 Level	
1.Level	4.Below St	7.
2.Rolling	5.Low	8.
3.Above St	6.Swampy	9.
Utilities	1 All Public	
1.Public	4.Dr Well	7.Cesspool
2.Water	5.Dug Well	8.Shared
3.Sewer	6.Septic	9.None
Street	1 Paved	
1.Paved	4.Proposed	7.
2.Semi Imp	5.	8.
3.Gravel	6.	9.None

Assessment Record

Year	Land	Buildings	Exempt	Total
2005	44,500	29,800	7,000	67,300
2006	44,500	29,800	13,000	61,300
2007	58,600	32,400	13,000	78,000
2008	58,600	32,400	13,000	78,000
2009	58,600	32,400	0	91,000
2010	58,600	32,000	0	90,600
2011	58,600	32,000	0	90,600
2012	58,600	32,000	0	90,600
2013	58,600	32,000	0	90,600
2014	58,600	32,000	0	90,600
2015	58,600	32,000	0	90,600
2016	59,000	32,000	0	91,000
2017	59,000	32,000	0	91,000
2018	58,600	32,000	0	90,600

Land Data

Front Foot	Type	Effective		Influence		Influence Codes
		Frontage	Depth	Factor	Code	
11.Regular Lot				%		1.Unimproved
12.Delta Triangle				%		2.Excess Frtg
13.Nabla Triangle				%		3.Topography
14.Rear Land				%		4.Size/Shape
15.Miscellaneous				%		5.Access
				%		6.Restriction
				%		7.Cornr Infl
				%		8.View/Environ
				%		9.Fract Share
Square Foot		Square Feet				Acres
16.Regular Lot				%		30.Rear Land 3
17.Secondary Lot				%		31.Crop/Blueberry
18.Excess Land				%		32.Orchard/Hortic
19.Condominium				%		33.Pasture
20.Miscellaneous				%		34.Softwood F&O
				%		35.Mixed Wood F&O
				%		36.Hardwood F&O
				%		37.Softwood TG
				%		38.Mixed Wood TG
				%		39.Hardwood TG
				%		40.Wasteland
				%		41.Open Space Lan
				%		42.Mobile Home Si
				%		43.Condo Site
				%		44.River Frnt
				%		45.River Frnt
				%		46.River Frnt
		Total Acreage		9.00		

Inspection Witnessed By:

X

Date

No./Date	Description	Date Insp.

Notes:

0		
0		
Sale Data		
Sale Date	2/11/2014	
Price	70,000	
Sale Type	2 Land & Biding	
1.Land	4.MOHO	7.
2.L & B	5.Other	8.
3.Blding	6.	9.
Financing	9 Unknown	
1.Convent	4.Seller	7.
2.FHA/VA	5.Private	8.
3.Assumed	6.Cash	9.Unknown
Validity	2 Related Parties	
1.Valid	4.Split	7.Changed
2.Related	5.Partial	8.Other
3.Distress	6.Exempt	9.
Verified	5 Public Record	
1.Buyer	4.Agent	7.Family
2.Seller	5.Pub Rec	8.Other
3.Lender	6.MLS	9.Confiden

Hampden

Hampden

Map Lot 10-0-015


Account 1369

Location 114 OLD COUNTY RD

Card 1

Of 1

4/10/2018

Building Style 1 Conventional			SF Bsmt Living 0			Layout 1 Typical		
1.Conv.	5.Garrison	9.Other	Fin Bsmt Grade 0 0			1.Typical 4. 7.		
2.Ranch	6.Split	10.Colonia	HEARTH/CHIMNEY 0			2.Inadeq 5. 8.		
3.R Ranch	7.Contemp	11.Gambrel	Heat Type 100% 6 Gravity Warm Air			3. 6. 9.		
4.Cape	8.Log Home	12.SaltBox	1.HWB 5.FWA 9.No Heat			Attic 9 None		
Dwelling Units 1			2.Heat Pum 6.GravWA 10.			1.1/4 Fin 4.Full Fin 7.		
Other Units 0			3.Radiant 7.Electric 11.			2.1/2 Fin 5.Unf/Strs 8.		
Stories 4 One & 1/2 Story			4.Steam 8.F/Wall 12.			3.3/4 Fin 6. 9.None		
1.1	4.1.5	7.	Cool Type 0% 9 None			Insulation 4 Minimal		
2.2	5.1.75	8.	1.Refrig 4.Cool Air 7.			1.Full 4.Minimal 7.		
3.3	6.2.5	9.	2.Central 5.Ind Unit 8.			2.Heavy 5. 8.		
Exterior Walls 1 Wood Siding			3.H Pump 6. 9.None			3.Capped 6. 9.None		
1.Wood	5.Stucco	9.Cem.Brd.	Kitchen Style 2 Typical			Unfinished % 0%		
2.Vinyl	6.Brick	10.Other	1.Modern 4.Obsolete 7.			Grade & Factor 2 Fair 100%		
3.Compos.	7.Stone	11.	2.Typical 5. 8.			1.E Grade 4.B Grade 7.		
4.Asbestos	8.Concrete	12.	3.Old Type 6. 9.None			2.D Grade 5.A Grade 8.		
Roof Surface 1 Asphalt Shingles			Bath(s) Style 2 Typical Bath(s)			3.C Grade 6.AA Grade 9.Same		
1.Asphalt	4.Composit	7.	1.Modern 4.Obsolete 7.			SQFT (Footprint) 792		
2.Slate	5.Wood	8.	2.Typical 5. 8.			Condition 3 Below Average		
3.Metal	6.Other	9.	3.Old Type 6. 9.None			1.Poor 4.Avg 7.V G		
SF Masonry Trim 0			# Rooms 9			2.Fair 5.Avg+ 8.Exc		
OPEN-3-CUSTOM 0			# Bedrooms 3			3.Avg- 6.Good 9.Same		
OPEN-4-CUSTOM 0			# Full Baths 1			Phys. % Good 0%		
Year Built 1890			# Half Baths 0			Funct. % Good 100%		
Year Remodeled 0			# Addn Fixtures 0			Functional Code 9 None		
Foundation 1 Concrete			# Fireplaces 1			1.Incomp 4. 7.		
1.Concrete	4.Wood	7.				2.O-Built 5. 8.		
2.C Block	5.Slab	8.				3.Structrl 6. 9.None		
3.Br/Stone	6.Piers	9.				Econ. % Good 100%		
Basement 4 Full Basement						Economic Code None		
1.1/4 Bmt	4.Full Bmt	7.				0.None 3.Services 7.		
2.1/2 Bmt	5.CrawlSpc	8.				1.Location 9.None 8.		
3.3/4 Bmt	6. 9.None					2.Encroach 6. 9.		
Bsmt Gar # Cars 0						Entrance Code 0		
Wet Basement 3 Wet Basement						1.Interior 4.Vacant 7.		
1.Dry	4. 7.					2.Refusal 5.Estimate 8.		
2.Damp	5. 8.		3.Informed 6.External 9.					
3.Wet	6. 9.		Information Code 0					
			1.Owner 4.Agent 7.					
			2.Relative 5.Estimate 8.					
			3.Tenant 6.Other 9.					

Date Inspected 9/24/1998

Additions, Outbuildings & Improvements								Sound Value	
Type	Year	Units	Grade	Cond	Phys.	Funct.			
22 Encl Frame Porch	0	288	9 100	9	0 %	100 %			1.One Story Fram
68 Wood Deck	0	204	9 100	9	0 %	100 %			2.Two Story Fram
					%	%			3.Three Story Fr
					%	%			4.1 5 Story Fram
					%	%			5.1 75 Story Fra
					%	%			6.2 5 Story Fram
					%	%			21.Open Frame Por
					%	%			22.End Frame Por
					%	%			23.Frame Garage
					%	%			24.Frame Shed
					%	%			25.Frame Bay Wind
					%	%			26.1Sfr Overhang
					%	%			27.Unfin Basement
					%	%			28.Unfinished Att
					%	%			29.Finished Attic

FORECLOSED PROPERTY SALE
TOWN OF HAMPDEN, ME

114 Old County Road (2014 Imagery):



114 Old County Road:

